



A R C H I T E C T U R E

752 108th Ave NE, Suite 203
Bellevue, WA 98004

Aug 3rd, 2021

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Project: Project #3037857-LU, 106 NW 36TH ST
Subject: Response to Zoning MUP correction #1

Dear Glenda,

In response to the MUP Zoning review, we offer the following responses and revised MUP revision#1 package:

Corrections

1. Blank Façade

The blank façade calculation along 1st Ave NW appears to be inaccurate. The wall area is illustrate a solid wall without windows or other opening but the associated calculations do not reflect that. Please revise the calculations or provide clear illustrations, notes or other supporting documentation on the plans that clearly support your calculations.

Response:

Blank Façade calculation along 1st Ave NW had been revised. Please refer to MUP revision sheet [A010](#).

2. Transparency

Revise the calculations for 1st Ave NW façade to document the dimension of each transparent segment so that the numbers can be checked.

Response:

Transparency calculation along 1st Ave NW façade had been revised. Please refer to MUP revision sheet [A010](#).

3. Commercial Depth

Please revise the depth illustration on sheet A011 to include the linear dimension of the commercial space western wall of retail space A.

Response:

Commercial Depth with linear dimension of commercial space western walls of retail space A had been added. Please refer to MUP revision sheet [A011](#).

4. Street Level Floor Height

Please revise the plan set to illustrate and dimension the street level height of the commercial space to demonstrate that it complies with SMC 23.47A.008.B.4.

Response:

Street level of commercial space complies with SMC23.47A.008.4, which requires “*Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet*”. Please refer to MUP revision sheet [A011](#).

5. Building Height

Revise the average grade illustration on sheet A005. Please review Director's Rule 2-2012 and select one of the methods outlined to calculate average grade. In addition revise the illustrate the clearly in bold dark type show the contours and their corresponding grades.

Response:

Average grade calculation has been revised per Director's Rule 4-2012(?) method. Please refer to MUP revision sheet [A005](#).

6. Floor Area Ratio

The proposed floor area ratio differs between land use analysis table and area schedule. Please provide additional information to describe why these two numbers differ or revise them to agree.

Response:

FAR calculation has been revised and additional table added. Please refer to MUP revision sheet [A008](#).

7. Setbacks

Revise the plans to document compliance with the required setbacks listed in SMC 23.47A.014.B.1 and B.2.

Response:

Additional setback to the residential zone has been added. Please refer to MUP revision sheet [A101](#).

8. Parking

Please revise the level 1 floor plan to document the slope of the driveway access, the width of the garage entrance and the length of all proposed parking spaces.

Response:

Additional dimensions have been added for the parking spaces and the garage entrance at level 1. Please refer to MUP revision sheet [A211](#) and [A511](#).

9. EV Parking

Revise the plans to illustrate compliance with electric vehicle parking requirements of SMC 23.54.030.L

Response:

EV stalls have been revised per SMC 23.54.030.L.c Minimal 20% will be EV-ready. and additional table added. Please refer to MUP revision sheet [211](#).

10. Departure Request

Revise the plans to reflect the following:

***Remove the word "approved" from the departure table.**

***Revise the wording on the request to clearly state only that access to parking is sought from 1st avenue even though access is also being established from the alley.**

***The currently empty section is where you explain the design and why you feel access from the street benefits the application and enhances the design.**

Response:

Departure request have been updated and reworded per comments above. Please refer to MUP revision sheet [A103](#).

11. Alley

Alley improvement is required as outlined in SMC 23.53.030.E.1.a

Response: existing alley is 16' which meets the minimal alley width outlined in SMC 23.53.030.D. The current Alley is paved, the alley does not extend from street to street, a turnaround for passenger car will be provided. Refer sheet A012

12. Vehicular Access

Revise the site plan to dimension the proposed sight triangle and curb cut width along 1st Ave NW and provide a section that document the driveway slope.

Response: L2 parking stalls have been removed, the curb cut and driveway along 1st Ave will provide event loading and potential overflow parking for the neighborhood. Sight triangle revised, driveway slope added. Refer sheet [A101](#) and [A511](#).

13. Solid Waste Storage

Project #3037857-LU
Response to ECA GEOTECH Correction MUP#1
Aug 3rd, 2021
Page 4

Revise the floor plan to document the location and dimension the size of the proposed trash and recycling room for the building.

Response:

Trash room has been updated and dimensioned. Checklist will be submitted to SPU. Please refer to sheet [A211](#).

In the event that you require any further information or confirmation, please feel free to contact me at (214)9292801 or at Evette.yu@mza-us.com.

Yours truly,

EVETTE YU AIA, LEED^{AP}

Principal

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